

October 16, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

08SN0125

DOST LLC

Dale Magisterial District
Northwest quadrant of Landfill Drive and Iron Bridge Road

REQUEST: Amendment of Conditional Use Planned Development (Case 02SN0213) to permit recreational establishments and schools uses in a General Industrial (I-2) District.

PROPOSED LAND USE:

Specifically, in addition to uses already permitted, commercial indoor and outdoor recreational as well as commercial, trade, music, dance, business, vocational and training school uses are planned (Proffered Condition 2).

RECOMMENDATION

Recommend denial for the following reasons:

- A. The proposed uses do not conform to the Central Area Plan which suggests the property is appropriate for general industrial use.
- B. The proposed uses are not representative of, nor compatible with, existing and anticipated area development.

(NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.

B. IT SHOULD BE NOTED THAT REVISED PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES". THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE

DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO REVIEW THE REVISED AND ADDITIONAL PROFFERED CONDITIONS AND AMENDMENTS TO THE TEXTUAL STATEMENT.)

PROFFERED CONDITIONS

The Owner-Applicant in this zoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns, proffers that the development of the property known as Chesterfield County Tax ID 773-657-5505 will be developed as set forth in Case No. 02SN0213 and as set forth below; however, in the event the request is denied or approved with conditions not agreed to by the Applicant, these proffers and conditions shall be immediately null and void and of no further force or effect.

1. The attached plan labeled Exhibit “A” shall be considered the Master Plan. (P)
2. In addition to the currently permitted uses, the following uses shall be permitted:
 - (a) Recreational establishments, commercial – indoor and outdoor; however any outdoor recreational establishment shall only be permitted when enclosed by a fence and as shown on the attached Master Plan in the area outlined in bold and designated as “Outdoor Recreation”.
 - (b) Schools – commercial, trade, music, dance, business, vocational and training. (P)
3. Any indoor recreational use and school use shall be located in the building designated as “Main Office Building” as shown on the attached Master Plan. (P)

(STAFF NOTE: The proffered conditions stated herein, apply only to recreational and school uses. All other conditions of Case 02SN0213 remain applicable.)

GENERAL INFORMATION

Location:

Northwest quadrant of the intersection of Landfill Drive and Iron Bridge Road. Tax ID 773-657-5505.

Existing Zoning:

I-2 with Conditional Use Planned Development

Size:

7.8 acres

Existing Land Use:

Industrial

Adjacent Zoning and Land Use:

North - I-1; Vacant

South - R-7, C-3, and I-2 with Conditional Use Planned Development; Public/semi-public (water tower), commercial or industrial

East - C-2; Vacant

West - R-7; Public/semi-public (solid waste transfer station)

UTILITIES

Public Water System:

There is a thirty (30) inch water line extending along the west side of Iron Bridge Road, adjacent to this site. In addition, a thirty (30) inch and a six (6) inch water line extends along the south side of Landfill Drive, adjacent to this site. The existing structure is connected to the public water system. Use of the public water system is required by County Code for any future structure built on this site.

Public Wastewater System:

There is an eight (8) inch wastewater collector line extending along the west side of Iron Bridge Road, adjacent to a portion of this site. The existing structure is connected to the public wastewater system. Use of the public wastewater system is required by County Code for any future structure built on this site.

ENVIRONMENTAL

The requested amendment will have no impact on these facilities.

PUBLIC FACILITIES

Fire Service:

The Chester Fire Station, Company Number 1, currently provides fire protection and emergency medical service (EMS) to this site. This request will have a minimal impact on fire and EMS.

Transportation:

In 2002, the property was approved by the Board of Supervisors for rezoning from Residential (R-7) to General Industrial (I-2) with proffered conditions. This request will amend the previous zoning case to permit recreational establishments and schools. This request will have a minimal impact on the existing transportation network.

VDOT's "Chapter 527" regulations, dealing with development Traffic Impact Study requirements, have recently been enacted. Staff has been meeting with VDOT to attempt to understand the process and the impact of the regulations. At this time, it is uncertain what impact VDOT's regulations will have on the development process or upon zonings approved by the county.

At time of site plan review for redevelopment of the property, specific recommendations will be provided regarding internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for general industrial use.

Area Development Trends:

Property in the immediate area is zoned and developed for a mixture of uses. Adjacent property to the north is zoned Light Industrial (I-1) and is currently vacant. Landfill Drive provides access to the County's solid waste transfer station to the west. Various commercial, industrial and public-semi public uses exist to the south and the Ironbridge Mixed Use Project is located to the east.

The Central Area Plan designates the area from Lewis Road to just north of the request site for general industrial uses representing an expansion of the existing industrial development that has occurred at the Shoosmith Complex.

Zoning History:

On May 22, 2002, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved industrial zoning with a Conditional Use Planned Development on the request property and adjacent property to the southwest (Case 02SN0213). This zoning with some exception allows General Industrial (I-2) uses and allows for exceptions to setbacks and screening of outdoor storage areas. Conditions also address transportation impacts, landscaping and noise limitations.

Development Standards:

The request property lies within an Emerging Growth District Area. The Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, utilities and screening of outside storage areas. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. The request property was developed prior to adoption of the Emerging Growth District Standards and, therefore, has not been developed in accordance with these standards.

With approval of this request, use of the existing building, site and outside storage areas could continue in its current state as non-conforming development and compliance with the Ordinance standards would not be required unless these facilities are reconfigured or relocated. Redevelopment of the site or any new expansion of existing buildings must conform to the requirements of the Emerging Growth District Area as well as the proffered Master Plan.

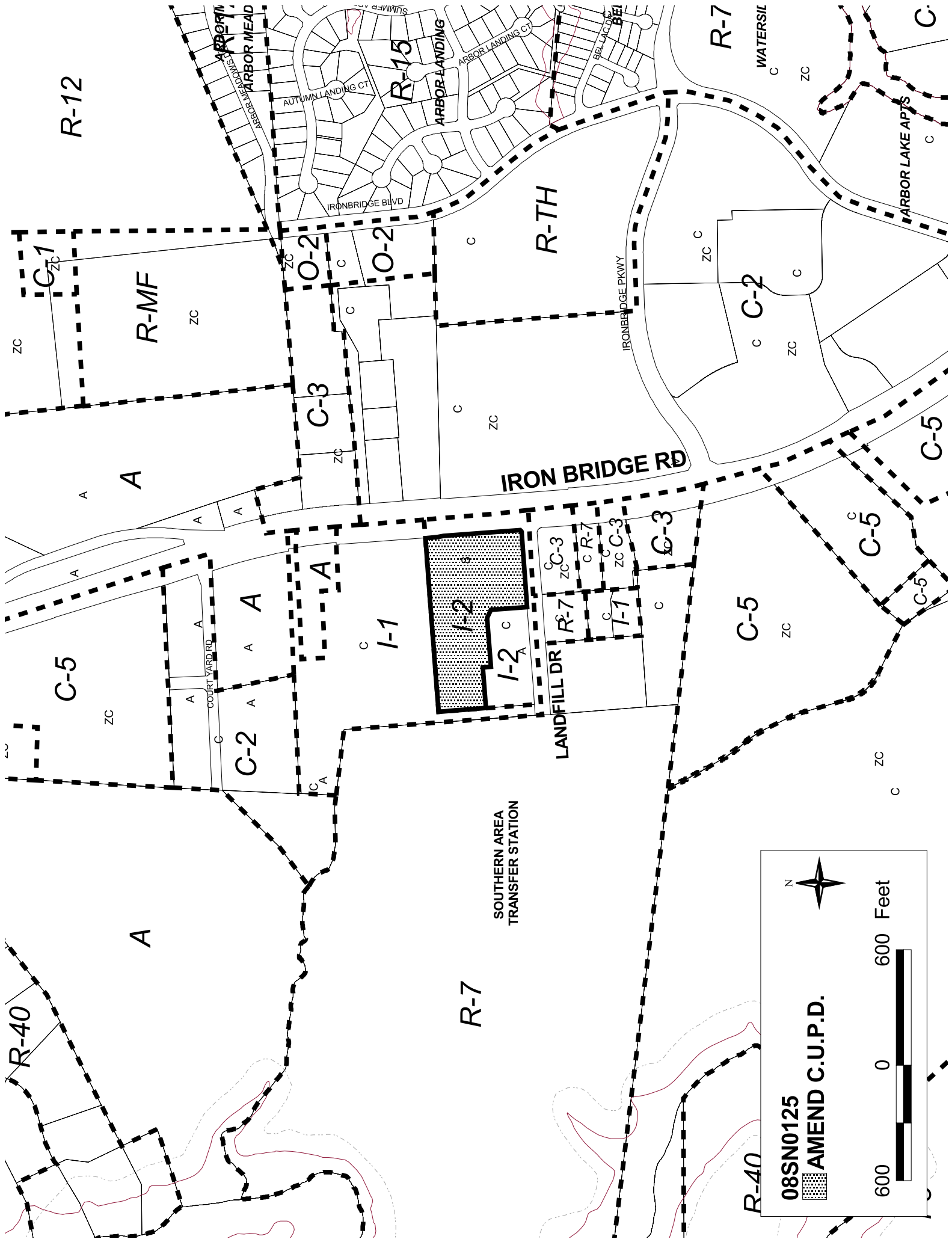
In an effort to minimize the impact the requested uses might have on adjacent properties, the applicant has limited where the uses will be allowed (Proffered Conditions 2.a. and 3). Specifically, the requested uses are to be located as indicated on the attached Master Plan as referenced in the proffered conditions.

CONCLUSION

The proposed uses do not conform to the Central Area Plan which suggests the property is appropriate for general industrial use. In addition, the proposed uses are not representative of, nor compatible with, existing and anticipated area development.

Given these considerations, denial of this request is recommended.

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